

Doc # 2006162162  
Page 1 of 6  
Date: 06/30/2006 01:23P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$37.00

**AFTER RECORDING MAIL TO:**

Name Community Lending, Inc.

Address P.O. Box 700

City/State Morgan Hill, CA 95037

SLC 289119

**Document Title(s):** (or transactions contained therein)

1. Real Property and Manufactured Home Limited
2. Power of Attorney
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**

☐ Additional numbers on page \_\_\_\_\_ of document



**Grantor(s):** (Last name first, then first name and initials)

1. Rory W. Talbott and Jennifer C. Talbott, Husband and Wife
- 2.
- 3.
- 4.
5. ☐ Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. Community Lending, Inc.
- 2.
- 3.
- 4.
5. ☐ Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)  
Lot 3 Block 16 & Lot 2 Block 19, Manzanola Orchard Tracts

☐ Complete legal description is on page 5 of document

**Assessor's Property Tax Parcel / Account Number(s):** 03-09-15-0-0-0902-00

WA-1

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Record and Return [ ] by Mail [ ] by Pick up  
ComUnity Lending, Incorporated  
P.O. Box 700  
Morgan Hill, CA 95037  
Attn: Post Purchase Documentation

## REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

Loan No.: 1000109102

The undersigned borrower(s), wether one or more, each referred to below as "I" or "me", residing at:  
272 WINGFIELD DRIVE  
COOK, WA 98605

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

New/Used:	Used
HUD Label Number:	WAS 081916&081917&081918
HUD Label Number:	WAS 081916&081917&081918
Manufacturer's Serial Number:	WAFLW31A13987
Manufacturer's Serial Number:	WAFLW31A13987
Make:	FLEETWOOD
Model:	7664N
Year Manufactured:	1998
VIN:	NA
VIN:	NA
Size:	2286
Length / Width:	60/40
Manufacturer's Name:	FLEETWOOD

Permanently affixed to the real property located at  
272 WINGFIELD DRIVE  
COOK, WA 98605

("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full power of substitution,

ComUnity Lending, Incorporated

("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated 06/21/2006 executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms,

certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy of facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my/our subsequent incapacity, disability or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this 21<sup>st</sup> day of June 2006

Kelly Torgerson  
Witness

\_\_\_\_\_  
Witness

Rory W. Talbott 6-26-06  
Borrower Date  
RORY W. TALBOTT

Jennifer C. Talbott 6-26-06  
Borrower Date  
JENNIFER C. TALBOTT

\_\_\_\_\_  
Borrower Date

\_\_\_\_\_  
Borrower Date

\_\_\_\_\_  
Borrower Date

\_\_\_\_\_  
Borrower Date

STATE OF WA )

COUNTY OF SKAMANIA )

) ss.:

On the 21st day of June in the year 2006 before me,  
the undersigned, a Notary Public in and for said State, personally appeared  
RORY W. TALBOTT, JENNIFER C. TALBOTT

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/ her/ their capacity(ies), and that by his/~~her~~/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.



(Official Seal)

Kelly Tennison  
Notary Signature

Kelly Tennison  
Notary Printed Name

Notary Public; State of Washington

Qualified in the County of Skamania

My Commission Expires: 1/23/10

## EXHIBIT A

### PROPERTY DESCRIPTION

A PORTION OF LOT 3, BLOCK 16, AND ALL OF LOT 2, BLOCK 19, ALL IN MANZANOLA ORCHARD TRACTS, IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS: LOT 3 OF THE WILKINS SHORT PLAT, RECORDED IN BOOK 3, PAGE 153, SKAMANIA COUNTY RECORDS.

LOT 3 BLOCK 16 LOT 2 BLOCK 19 MANZANOLA ORCHARD TRACTS

A.P.N. #: 03091500090200